

**CITY OF TORRINGTON
PLANNING AND ZONING COMMISSION
MINUTES
September 9, 2015**

Present: Richard Calkins, Chairman
Greg Mele, Vice Chair
Doris Murphy, Member and IWC Liaison
Paul Summers, Member
Donna Greco, Alternate
Jim Bobinski, Alternate
Jon Sheaffer, Alternate
Greg Perosino, Member (arrived 7:12 p.m.)

Also Present: Martin Connor, AICP; City Planner

1. Call to Order:

Chairman Richard Calkins called the meeting to order at 7:00 p.m., Torrington City Hall Council Chambers, Room 218, 140 Main Street, Torrington, CT

2. Attendance/Announcement by Chairman:

Chairman Calkins announced present and serving on the Commission this evening will be Doris Murphy, Greg Mele, Paul Summers, Donna Greco, Jim Bobinski, Jon Sheaffer and Richard Calkins. Also present is City Planner Martin Connor.

3. Minutes for Approval:

a. 8/12/15

MOTION by Mr. Summers to approve the 8/12/15 minutes, seconded by Mr. Bobinski, motion carried with Commissioners Mele and Greco abstaining from voting.

4. Old Business:

a. Enforcement Update

Mr. Summers does not have any new information.

5. New Business:

a. Modifications to Site Plan 1136
Applicant: Preservation of Affordable Housing
Location: 380 Tarringford West Street

Proposal: Modification of Site Plan approval #1136, eliminate community building and expand community space in the main apartment building

Todd Parsons of Lenard Engineering appeared representing the applicant along with Chris Novelli of Studio One Architects. Mr. Parsons reviewed the changes made to the plans, referring to maps. There are still 65 units on site, community gardens have been added. A favorable review has been received by the Architectural Review Committee, as well as an Agent Determination from Inland Wetlands Enforcement Officer Rista Malanca.

Mr. Novelli explained the flat roof system and some of the other changes that have been implemented. (Mr. Perosino arrived at this time.)

Mr. Connor read his memo to the Commission dated August 31, 2015.

MOTION by Mr. Mele to APPROVE Modifications to Site Plan 1136

Applicant: Preservation of Affordable Housing

Location: 380 Tarringford West Street

Proposal: Modification of Site Plan approval #1136; eliminate community building and expand community space in the main apartment building with the following conditions:

1. The conditions listed in the City of Torrington Certificate of Special Exception dated 10/22/14, shall remain in effect.
2. A Grading Permit shall be required prior to issuance of a Zoning Permit for the project.

MOTION seconded by Mr. Summers, motion carried with Mr. Perosino abstaining from voting.

b. Site Plan 1164

Applicant: Borghesi Building & Engineering Co., Inc. for Fuel Cell Energy

Location: 539 Technology Park Drive

Proposal: Construct 101,092 square foot addition to existing facility

Alan Borghesi of Borghesi Building & Engineering Co., Inc. appeared before the Commission and explained the project for expansion to the existing 60,000 sq. ft. building, referring to site maps. Additional parking will be added as well.

Mr. Connor read his memo to the Commission dated August 31, 2015.

MOTION by Mr. Mele to APPROVE Site Plan 1164

Applicant: Borghesi Building & Engineering Co., Inc. for Fuel Cell Energy

Location: 539 Technology Park Drive

Proposal: Construct 101,021 square foot addition to existing facility

with the following conditions:

1. Per Section 8.4.2.B.2 of the Zoning Regulations, an up-to-date Class A-2 Survey of the property and improvements prepared by a Land Surveyor shall be submitted prior to issuance of a zoning permit.
2. The Architectural Plans shall be signed and sealed by a Professional Architect.
3. A Grading Permit shall be required prior to issuance of a Zoning Permit for the project. A bond estimate for the E&S Controls shall be prepared by the applicant's engineer and submitted to the City Planner's office for approval. A bond in an amount approved by the City Planner and in a form approved by Corporation Counsel shall be submitted prior to the start of the project.
4. A Stormwater Management/Best Management Practice (BMP) Maintenance Agreement shall be recorded in the Land Records of the City of Torrington. TPR Associates shall submit an annual report on their inspection and maintenance of their stormwater management plan and facilities to the Planning and Zoning Commission no later than September 15th.
5. The applicant shall address the comments from Ray Drew, WPCA Administrator, contained in his memo to the City Planner dated 8/31/15.
MOTION seconded by Mr. Summers, unanimously carried.

6. Public Hearing scheduled for 7:30 p.m.; Wednesday, September 9, 2015, City Hall Council Chambers, Room 218, 140 Main Street, Torrington, CT

- a. Zone Change
 Applicant: Fazlay Rabbi
 Location: 245 East Elm Street, Assessor Map 125 Block 6 Lot 11
 Proposal: Currently zoned Industrial, proposed zone change to Local Business

Chairman Calkins opened the public hearing at 7:40 p.m. and stated serving on the Commission this evening will be Jim Bobinski, Doris Murphy, Greg Mele, Donna Greco, Paul Summers, Greg Perosino, Jon Sheaffer and Richard Calkins. Also present is City Planner Martin Connor.

Commissioners Mele read the legal notice which was published in the Republican American newspaper.

Mr. Fazlay Rabbi, applicant, appeared before the Commission and verified the public hearing sign was properly posted, and submitted his neighborhood notification receipts.

Mr. Rabbi explained over the past couple years he has not been successful in attracting any industrial uses. He is proposing a Local Business Zone, and Mr. Rabbi has a dance studio interested in the site, as well as office use.

In response to a questions from Ms. Greco, Mr. Rabbi responded he will install new windows and clean up the site, and will be reusing the existing building. He has a potential tenant for the second floor office space, and dance studio for third floor.

Mr. Mele inquired about parking requirements in the LB zone, and Mr. Connor responded, this may be a mixed use situation, with different hours for different businesses, and he does not see a problem with parking. There is also a nearby commuter

parking lot. Mr. Connor gave an overview of the zoning on various parcels in the area and setbacks required for various zones.

Mr. Connor read his memo to the Commission dated 8/24/15.

No comments from the public.

At 7:55 Chairman Calkins declared the public hearing closed.

MOTION by Mr. Mele to APPROVE Zone Change

Applicant: Fazlay Rabbi

Location: 245 East Elm Street, Assessor Map 125 Block 6 Lot 11

Proposal: Currently zoned Industrial, proposed zone change to Local Business

The Commission hereby finds the proposal to be consistent with the City's Plan of Conservation and Development. The effective date of the Zone Change shall be the day after publication of the legal notice of decision in the local newspaper.

MOTION seconded by Mr. Summers, unanimously carried.

c. Modification to Site Plan 1144

Applicant: Torrington Municipal & Teachers Federal Credit Union

Location: 777 East Main Street (Assessor Map 133 Block 019 Lot 002)

Proposal: Modifications to employee parking area

Joseph Mantz, President of TMTFCU appeared representing the applicant. Mr. Mantz reviewed the requested changes.

Discussion between Mr. Connor and the Commission followed regarding the proposed changes. Mr. Mantz stated there were financial concerns with the previous project, and maintenance required to keep pavers pervious. Mr. Calkins noted if lots are sanded in the winter, it becomes a problem.

Mr. Connor noted this was too major of a change for him to approve administratively, and it is before the Commission tonight. Mr. Connor read his memo to the Commission dated September 9, 2015.

MOTION by Mr. Mele to APPROVE Modification to Site Plan 1144

Applicant: Torrington Municipal & Teachers Federal Credit Union

Location: 777 East Main Street (Assessor Map 133 Block 019 Lot 002)

Proposal: Modifications to employee parking area

with the following conditions:

1. A Grading Permit for the project shall be submitted. The applicant's Engineer shall submit a bond estimate for the proposed E&S Controls to be reviewed and approved by the City Planner. A cash bond in the approved amount should be submitted prior to the start of construction.
2. Proof of merger of the properties at 44 Arlene Street and 777 East Main Street shall be submitted to the City Planner's Office prior to the issuance of a Grading Permit and start of construction on the parking lot.

MOTION seconded by Mr. Summers, unanimously carried.

- d. Subdivision
 - Applicant: Tony Lee
 - Location: 432-460 Main Street
 - Proposal: Two Lot Subdivision

MOTION by Mr. Mele to table this application, seconded by Mr. Summers, unanimously carried.

7. Adjournment:

MOTION by Mr. Mele to adjourn at 8:07 p.m, seconded by Mr. Summers, unanimously carried.

Land Use Office
City of Torrington